



**MIAMI-DADE COUNTY REGULATORY AND ECONOMIC
RESOURCES DEPARTMENT**
Building Support Section
 11805 S.W. 26 Street (Coral Way), Room 230
 Miami, FL 33175-2474
 Phone: (786) 315-2424
 Fax: (786) 315-2548

Date: 10/7/2015

COC OFFICIAL USE ONLY

**NOTICE OF HEARING DECISION
AND ORDER OF MIAMI-DADE COUNTY
UNSAFE STRUCTURES APPEAL PANEL**

PLEASE NOTE: FOR FULL INFORMATION CONCERNING THE DECISION PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

ALBERTO GONZALEZ JTRS
 VANESSA GONZALEZ JTRS
 9335 SW 98TH AVE

MIAMI FL 33176

Re: **9335 SW 98 AVE**

Legal Description: **PINEWOOD GROVE PB 158-70 T-20787 LOT 9 BLK 1 LOT SIZE 9140 SQ FT FAU 30 5005 003 0450 0460 0470 & 0480**

USP No.: **DC20150173138U**

The Unsafe Structures Appeal Panel action on **(A) CBS DWELLING (B) CONCRETE SWIMMING POOL (C) 6FT WOOD FENCE** located at the above address is as follows:

At its meeting on **10/7/2015**, the Unsafe Structures Appeal Panel ordered that:

The following structure(s) must be secured using the specified securing method within the number of days indicated as noted below:

STRUCTURE	APPROVED SECURING METHOD	ORDER TO SECURE NUMBER OF DAYS TO COMPLY
A	STORM SHUTTERS (1/2 plywood, bolts and lumber as specs)	5
B	FENCING	5

The structure(s) is/are to be **maintained** secure, clean and sanitary. The premises must be maintained free of debris, overgrown grass or weeds and free of discoloration or graffiti.

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In addition, the following order(s) of the Unsafe Structures Appeal Panel must be adhered to:

STRUCTURE	ORDER	NUMBER OF DAYS TO COMPLY
A	REPAIRED OR COMPLETED WITH PLANS PREPARED BY AN ARCHITECT/ENGINEER OR A QUALIFIED INDIVIDUAL	SEE BELOW
B	REPAIRED OR COMPLETED WITH PLANS PREPARED BY AN ARCHITECT/ENGINEER OR A QUALIFIED INDIVIDUAL	SEE BELOW
C	REPAIRED OR COMPLETED WITH PLANS PREPARED BY AN ARCHITECT/ENGINEER OR A QUALIFIED INDIVIDUAL	SEE BELOW

A building permit must be obtained for the following structure(s) for all repairs or items to be completed. All permit documents including the Architect's/Engineer's sealed plans , when required, shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5 of the Miami-Dade County Code within the number of days as specified below:

STRUCTURE	ORDER TO OBTAIN PERMIT NUMBER OF DAYS TO COMPLY
A	90 DAYS
B	90 DAYS
C	90 DAYS

The completion or repair(s) of the following structure(s) shall be completed within the days as specified below after obtaining the permit. Completion shall be evidenced by a final inspection approval on the building permit(s) obtained.

STRUCTURE	ORDER TO COMPLETE REPAIRS - NUMBER OF DAYS TO COMPLY
A	120 DAYS
B	120 DAYS
C	120 DAYS

The property owners have granted consent allowing Regulatory and Economic Resources Department staff access to the property for the purpose of performing compliance inspections while this case remains active.

Except as otherwise specified above, the timeframes to comply will commence from the date of the Hearing at which the Appeal Panel issued this Order. Please also note that all time frames mentioned are in calendar days.

IF ANY OF THE ABOVE ORDER(S) ARE NOT COMPLIED WITH, SAID STRUCTURE(S) SHALL BE DEMOLISHED BY THE ENFORCING MUNICIPALITY AS SOON AS POSSIBLE.

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In accordance with Section 8-5(n) of the Code of Miami-Dade County, any owner or authorized representative may seek an extension of the timeframes set forth in an Order of the Unsafe Structures Appeal Panel. Such request for a hearing to seek an extension must be in writing, directed to the Secretary of the Unsafe Structures Appeal Panel. The written request for extension must be received by the Secretary of the Appeal Panel prior to the deadline specified in the order. For example, in the event the Appeal Panel Order states that a permit must be obtained within a specified period, the request for extension of the deadline to obtain the permit must be received prior to the expiration of that specified period. If the same order provides a deadline for completion of the structure, the request for the extension for the deadline of completion must be received prior to the deadline for completion, provide that the applicant has complied with the permit deadline. In no event may the Appeal Panel grant more than one extension of time for each initial order.

To obtain an extension, the owner or applicant must demonstrate to the reasonable satisfaction of the Appeal Panel that the structure that is the subject of the Order is secure at the time the extension is sought and that the owner or applicant has made a good faith attempt to comply with the Order which has been impeded by changed circumstances or other circumstances outside of the owner or applicant's control. As a further condition of the extension, the owner or applicant must submit in writing, together with the petition for an extension, a written timetable for compliance with the substantive provisions of the Order and for completion of all necessary repairs. The Appeal Panel will limit its consideration of the petition to deciding whether the grounds for an extension have been satisfied.

The Unsafe Structures Appeal Panel also ordered that, if compliance is not obtained within the time periods stipulated above, then the Building Official is further instructed to proceed in accordance with Section 8-5 of the Code of Miami-Dade County. There will be no further notices or communication from the Unsafe Structures Appeal Panel regarding this case. **This document is recorded by the Building Official with the Clerk of the Circuit Court. This recording will constitute constructive notice to all concerned, as well as any subsequent purchasers, that a decision has been rendered by the Unsafe Structures Appeal Panel on the above referenced property.**

Repair or demolition permits, for property located at the above address must be obtained from the **Unincorporated Miami-Dade County Regulatory and Economic Resources Department, UNSAFE STRUCTURES UNIT, 11805 S.W. 26 Street, Miami, FL. 33175, (786) 315-2424. Please call this office before coming in for a permit or for further information on this matter.**

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The Unsafe Structures Appeal Panel is Quasi-Judicial. The decision and specified compliance date(s) are final and binding. Any person aggrieved by a decision of the Unsafe Structures Appeal Panel may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure as indicated in Section 8-5 of the Code of Miami-Dade County.

Respectfully,

RAPHAELE C. CHIAPPETTA, Chairperson
Unsafe Structures Appeal Panel

Motion Made by:

RAFAEL A. RODRIGUEZ, Panel Member

Seconded by:

PETER J. KOUCHALAKOS, Panel Member

cc: Known Interested Parties: See Attached Exhibit A

Seal



This instrument was prepared by:
JENNER MALCOLM
Miami-Dade County
Regulatory & Economic Resources Dept.
11005 S.W. 26 St, Room 218
Miami, Florida 33175-3474

INTERESTED PARTIES 10/7/2015
 ALBERTO GONZALEZ JTRS
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EXHIBIT A

Interested Parties Attachment

Known Interested Parties for Case Number: 20150173138 as of 8/31/2015

ITEM	NAME	CARE OF	ADDRESS
1	JULIO GONZALEZ		9335 SW 98TH AVE MIAMI, FL 33176-0000 USA
2	WELLS FARGO BANK F/K/A WACHOVIA BANK, N.A		301 S COLLEGE ST CHARLOTTE, NC 28288-0630 USA
3	BARBARA HERNANDEZ		9783 SW 76TH ST 7 MIAMI, FL 33173-0000 USA
4	STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY		1980 MICHIGAN AVE COCOA , FL 32922-0000 USA
5	CITIBANK (SOUTH DAKOTA) N.A.		701 E 60TH ST N SIOUX FALLS, SD 57117-0000 USA
6	CAPITAL ONE BANK (USA), NA		PO BOX 85015 RICHMOND, VA 23285-0000 USA
7	DEPARTMENT OF THE TREASURY INTERNAL REVENUE SERVICE		7840 SW 6TH CT PLANTATION, FL 33324-0000 USA
8	FLORIDA DEPARTMENT OF REVENUE	C/O MIAMI NORTH SERVICE CENTER	8175 NW 12TH ST STE 119 MIAMI, FL 33126-0000 USA
9	DEPARTMENT OF REVENUE CHILD SUPPORT ENFORCEMENT ON BEHALF OF OLGA MACHADO	ATTN: DEPUTY AGENCY CLERK	PO BOX 8030 TALLAHASSEE, FL 32314-8030 USA
10	HSBC BANK NEVADA, N.A		KIERLAND 1 STE 300 SCOTTSDALE, AZ 85254-0000 USA
11	DIAGNOSTIC IMAGING ASSOCIATES, LLC		300 S POINT DR #903 MIAMI BEACH, FL 33139-0000 USA
12	JUANA CORTES		310 NW 18TH AVE MIAMI, FL 33125-0000 USA
13	FORD MOTOR CREDIT COMPANY	C/O WILLIAM A. INGRAHAM, JR.	3050 BISCAYNE BLVD STE 400 MIAMI, FL 33137-0000 USA
14	STATE FARM FIRE & CASUALTY COMPANY	C/O STEPHEN C. SHENKMAN & ASSOCIATES, P.A	10121 SW 40TH ST MIAMI, FL 33165-0000 USA
15	THE INDEPENDENT SAVINGS PLAN COMPANY	C/O JACOBSON & PETERSON	3363 SHERIDAN ST HOLLYWOOD, FL 33021-0000 USA
16	HEALTHSOUTH DOCTOR'S HOSPITAL	C/O JORGE M. ABRIL, P.A	2801 PONCE DE LEON BLVD STE 470 CORAL GABLES, FL 33134-0000 USA
17	STEPHANY TOLEDO		15330 SW 72ND ST MIAMI, FL 33186-0000 USA
18	STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY	C/O JOHN M. RODRIGUEZ, ESQ ORTA-RODRIGUEZ & RODRIGUEZ	2244 NW 7TH ST MIAMI, FL 33125-0000 USA
19	EQUABLE ASCENT FINANCIAL, LLC		1120 W LAKE COOK RD STE B BUFFALO GROVE, IL 60089-0000 USA
20	DEPARTMENT OF REVENUE CHILD SUPPORT ENFORCEMENT ON BEHALF OF STEPFANY TOLEDO	C/O STATE ATTORNEY'S OFFICE	100 S BISCAYNE BLVD STE 3100 MIAMI, FL 33131-0000 USA
21	CITY OF HIALEAH		501 PALM AVE FL 3 HIALEAH, FL 33010-0000 USA
22	DIAGNOSTIC IMAGING ASSOCIATES, LLC	C/O DAVID E. NEWMAN, P.A	1533 SUNSET DR #225 CORAL GABLES, FL 33143-0000 USA
23	HSBC BANK NEVADA, N.A	C/O KELLY A. KARSTAEDT RUBIN & DEBSKI, P.A	1331 SW 130TH AVE MIAMI, FL 33184-2146 USA
24	FORD MOTOR CREDIT COMPANY	AMERICAN ROAD RECOVERY	PO BOX 6508 MESA, AZ 85216-0000 USA
25	FORD MOTOR CREDIT COMPANY	C/O WILLIAM A. INGRAHAM, JR, P.A	PO BOX 370098 MIAMI, FL 33137-0098 USA

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